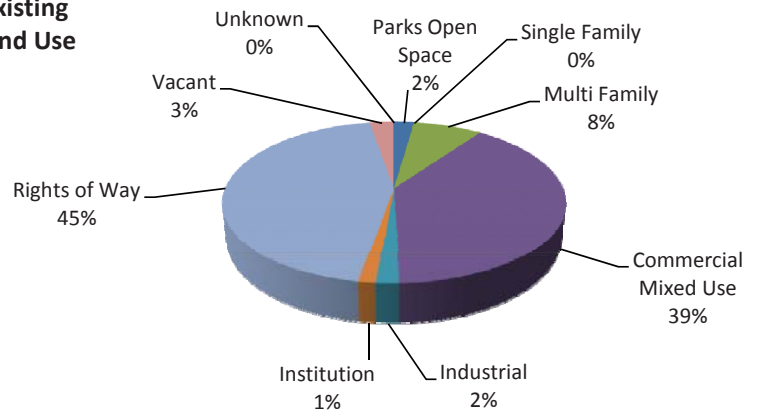


# BELLTOWN BUILT ENVIRONMENT

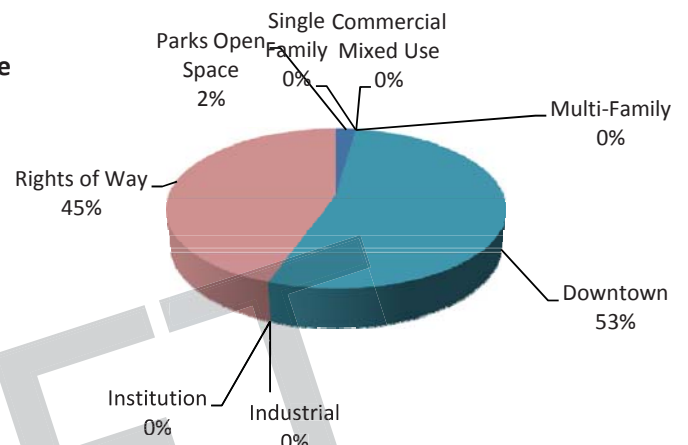
Housing Units	6,918
Owner Occupied	1,326
Renter Occupied	4,724
Vacant Housing Units	868
Average HH Size	1.30
Owner Occupied	1.55
Renter Occupied	1.23
Median Contract Rent	\$598
Median House Value	\$300,000

Current Densities	
Gross Acres	219
Housing Units/Acre	46.7
Population/Acre	54.5
Jobs/Acre	98.1

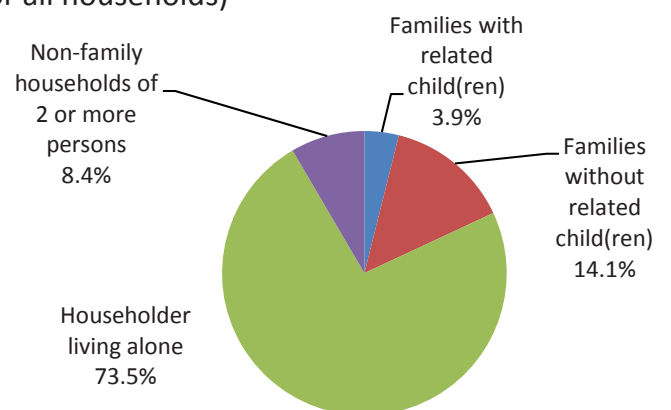
**Existing  
Land Use**



**Zoned  
Land Use**



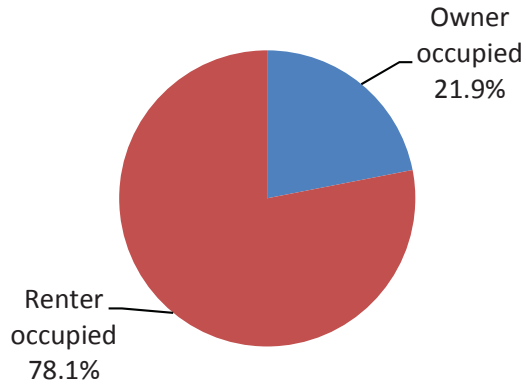
**Household Types  
(for all households)**



*Note:  
"Children" refers to children under 18 years of age*

## Renter/Owner

(for all occupied housing units)



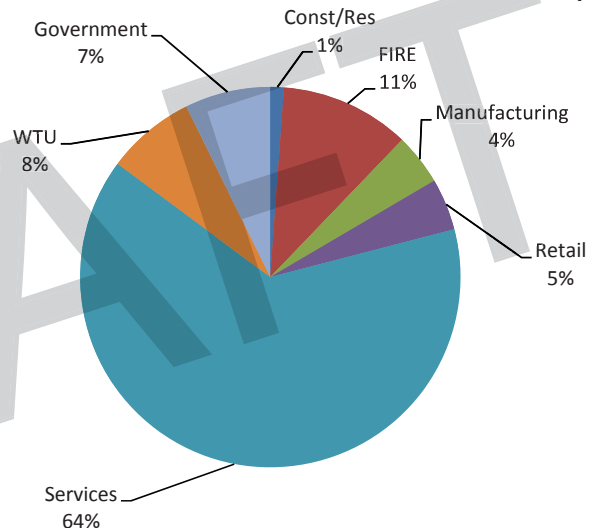
## Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Belltown Neighborhood Plan: <http://www.seattle.gov/neighborhoods/np/np1/matrices.htm>
- Belltown Design Guidelines: [http://www.seattle.gov/dpd/Planning/Design Review Program/Applicants Toolbox/Design Guidelines/DPD\\_001604.asp](http://www.seattle.gov/dpd/Planning/Design%20Review%20Program/Applicants%20Toolbox/Design%20Guidelines/DPD_001604.asp)

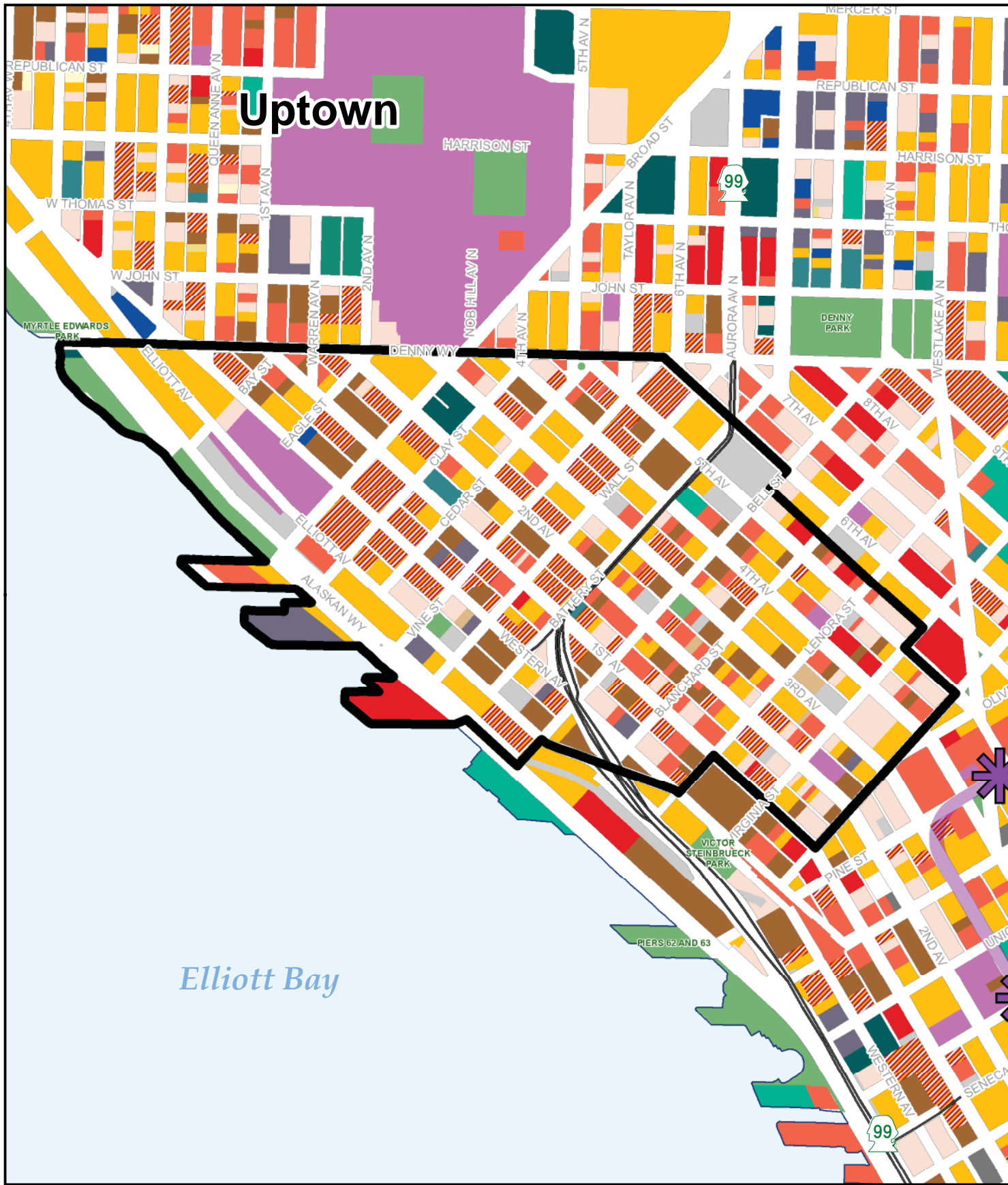
## Web Links

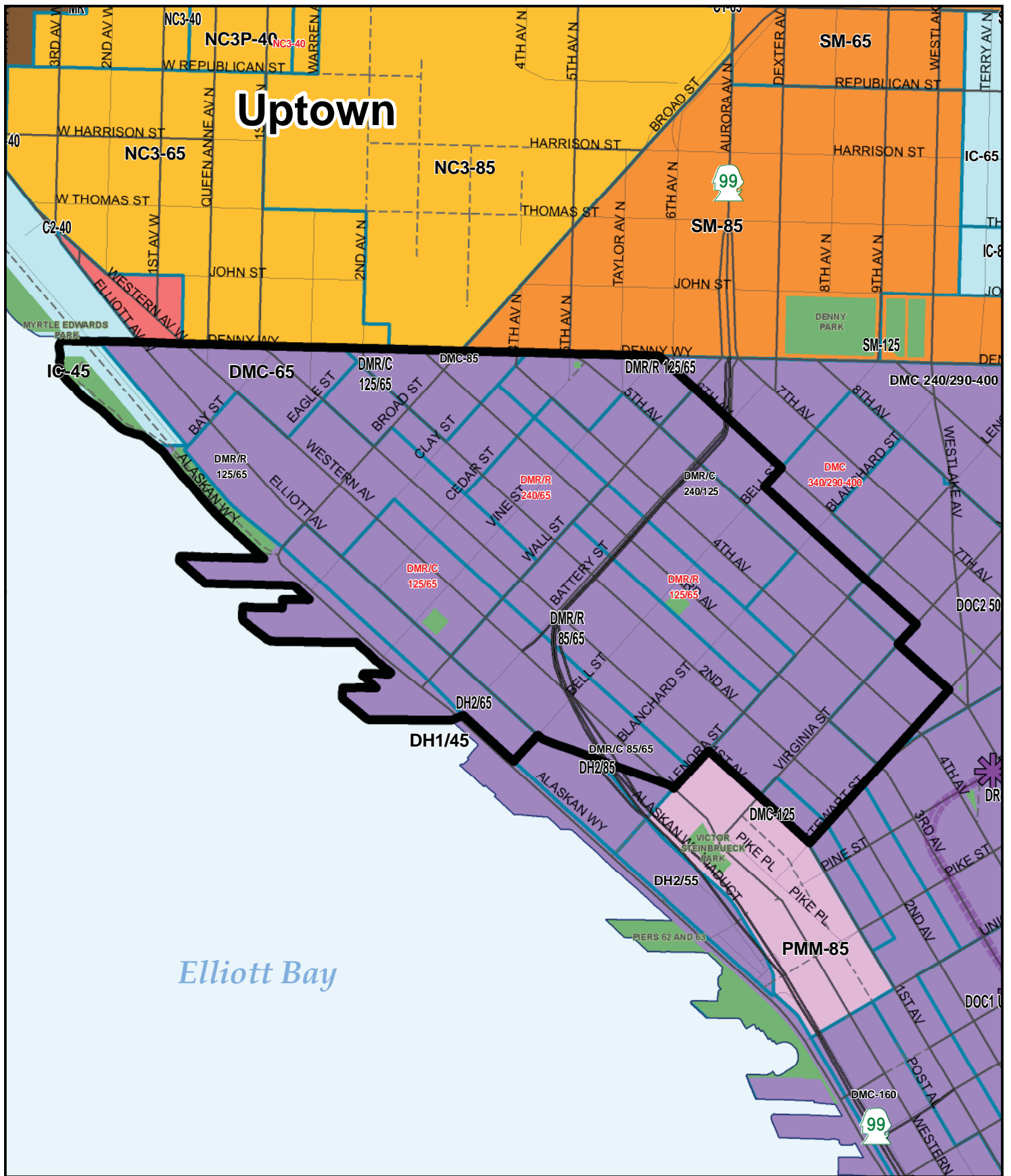
- Department of Planning and Development: <http://www.seattle.gov/dpd/>

## 2007 Employment by Sector



Nice Image Here





## Belletown

### Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

- Single Family
- Downtown
- ID/Pike Mrkt/Pioneer Sq
- Other Industrial
- General Industrial
- MIO

### Station Area Overlay

- City Open Space
- Urban Village

### LINK Light Rail

- Stations
- At-Grade / Aerial
- Tunnel



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# BELLTOWN

# GROWTH & CAPACITY

## Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Belltown	220	8,640	39	4,700	61	10,760	90	4,000	108

## Development Capacity as of 2007

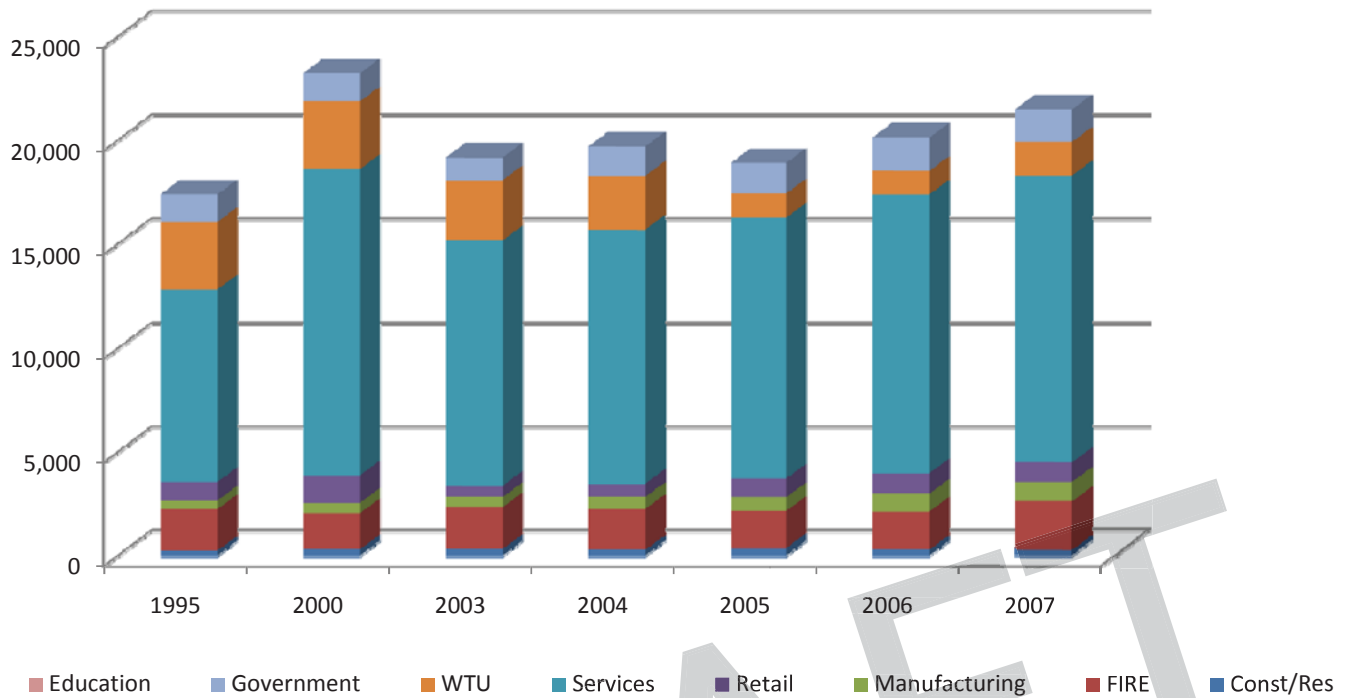
Development Capacity	
Housing Units	9,395
Commercial S.F.	3,120,971
Jobs	11,349

Image Here

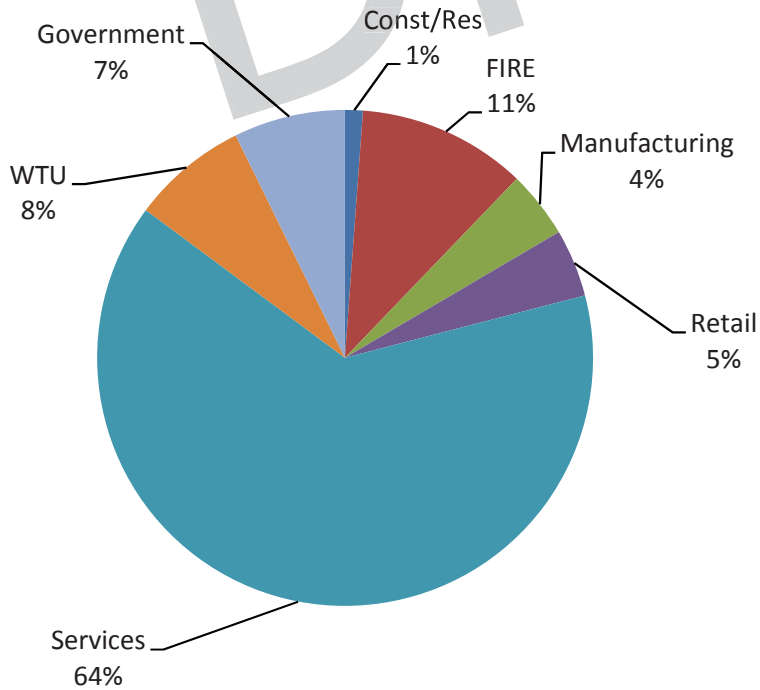
## Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	1	0	0
Accessory Dwelling Units	0	0	0
Multi-Family	1676	2	1
Mixed Use	1697	948	1
Institution	0	0	0
Industrial	0	0	0
Total New	3374	950	2

**Employment by Sector**



**2007 Employment by Sector**



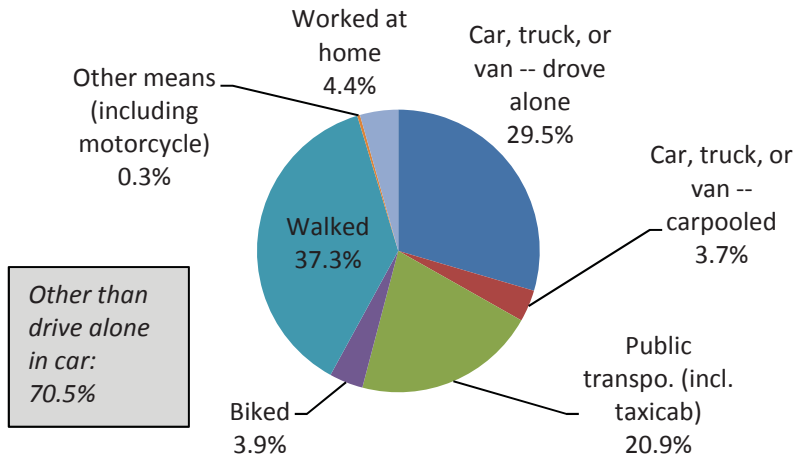
**Web Links:**

- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

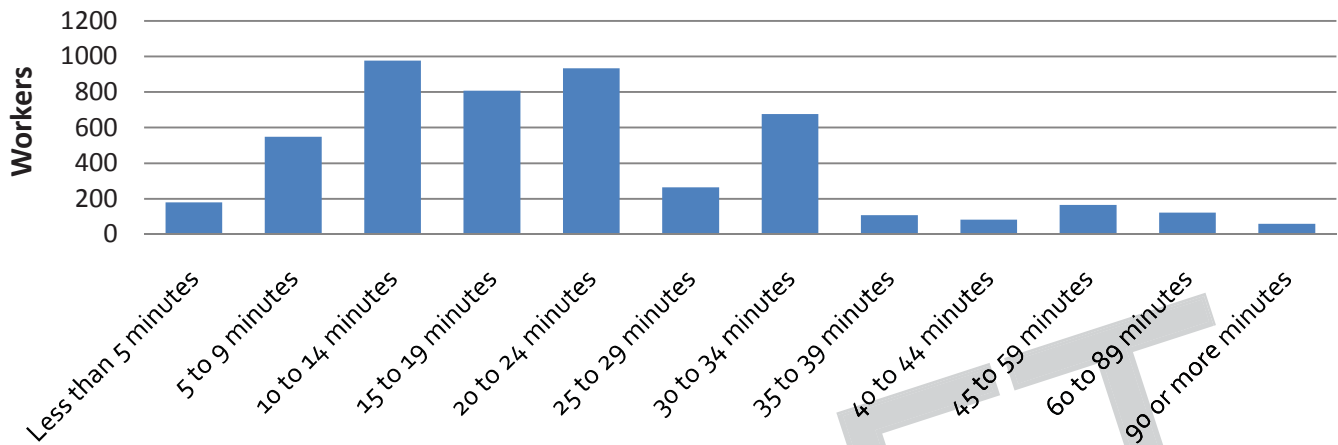
# BELLTOWN TRANSPORTATION

Nice Picture Here

**Means of Transportation to Work**  
(For workers 16 years and older)



**Travel Time to Work (minutes)**



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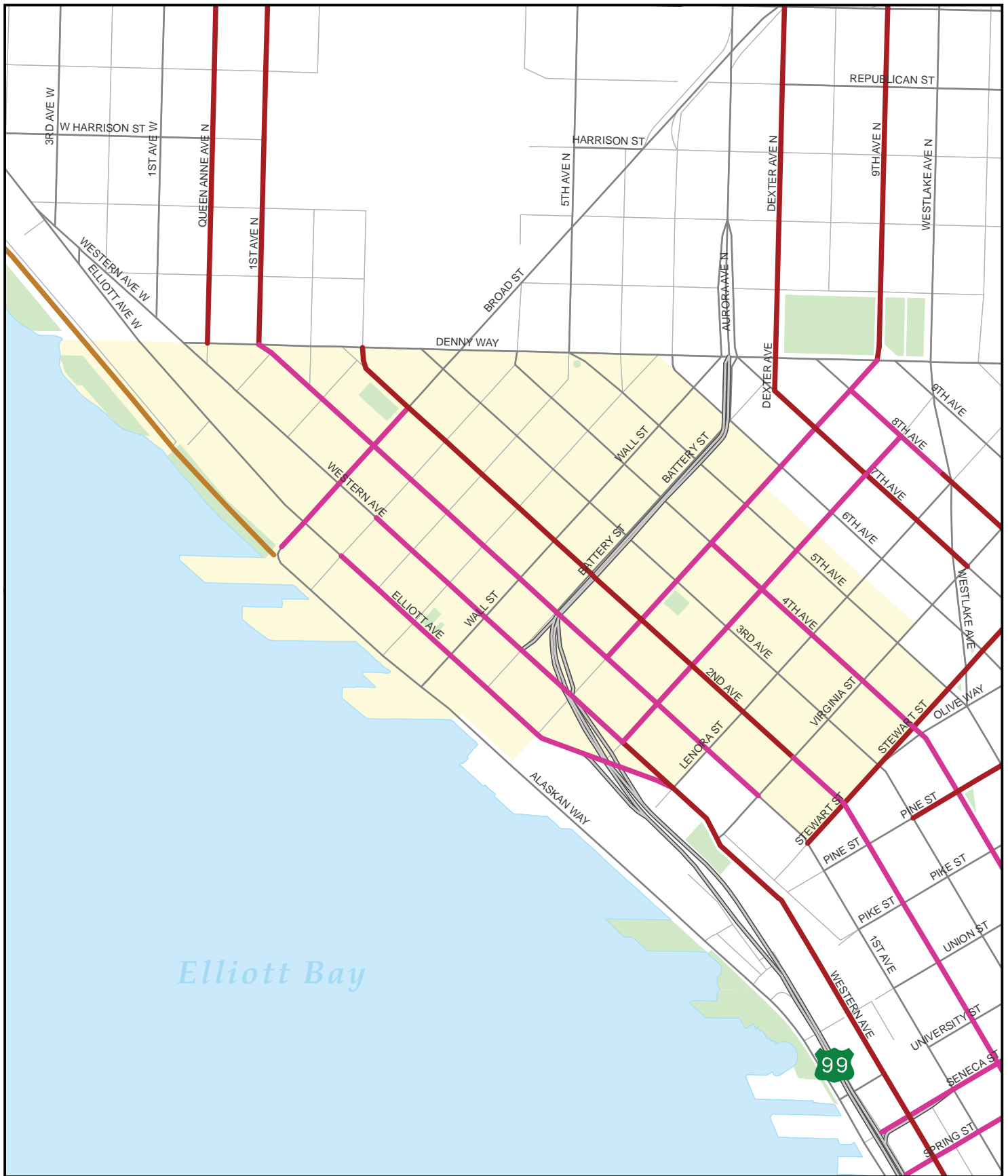


## Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005  
<http://www.seattle.gov/transportation/tsphome.htm>  
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005  
<http://www.seattle.gov/transportation/transitnetwork.htm>  
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005  
<http://www.seattle.gov/transportation/freight.htm#plan>  
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005  
<http://www.seattle.gov/transportation/artplan.htm>  
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007  
<http://www.seattle.gov/transportation/bikemaster.htm>  
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)  
[http://www.seattle.gov/transportation/ped\\_masterplan.htm](http://www.seattle.gov/transportation/ped_masterplan.htm)  
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009  
<http://www.seattle.gov/transportation/ump.htm>  
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

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## Belltown

### Existing Bicycle Facilities

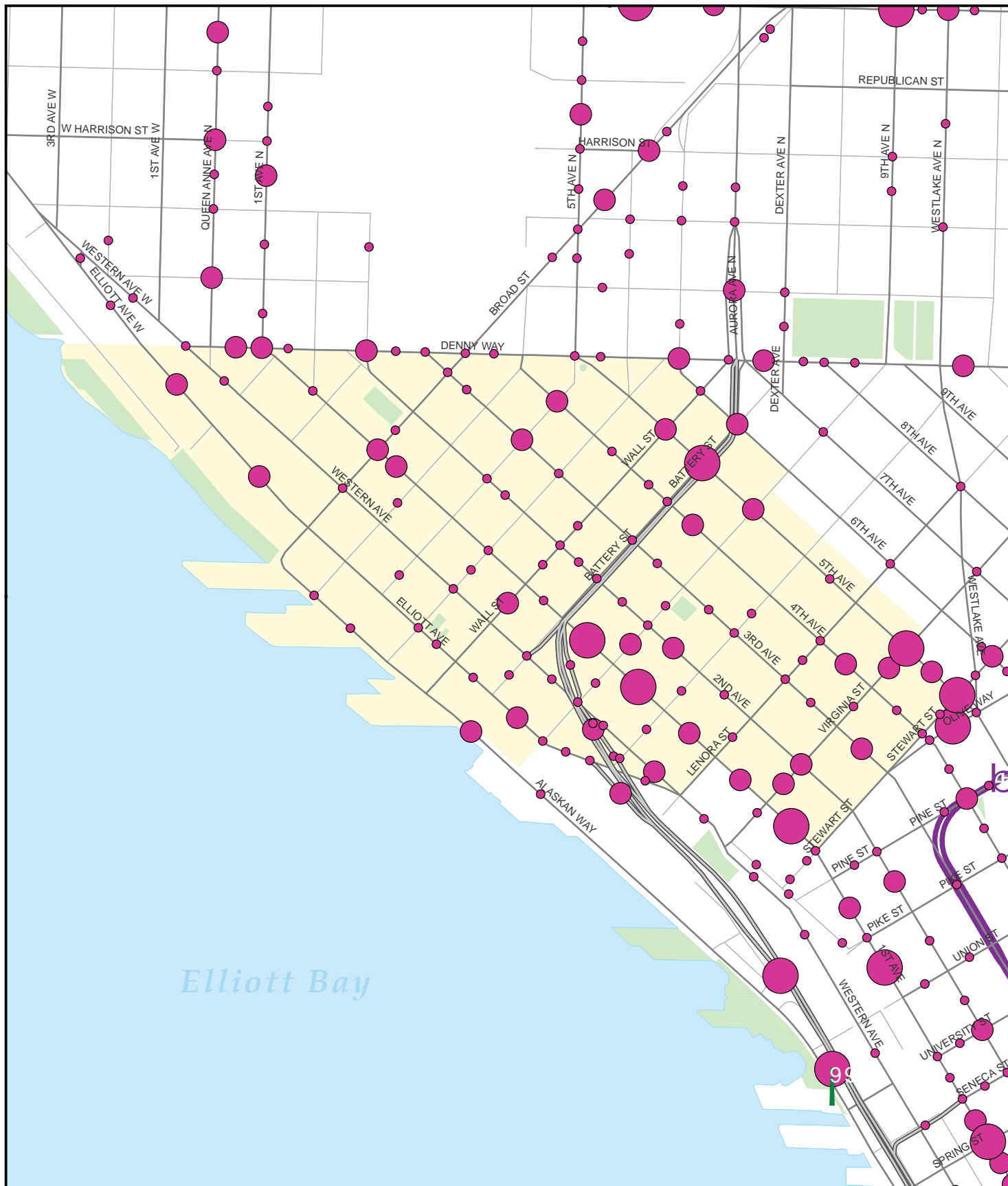
- Wide Outside Lane/Paved Shoulder
- Bicycle Boulevard
- Multi-use Trail

- Shared Roadway
- Bike Lanes
- Sharrow
- Climbing Lane

0 0.1 0.2 0.4 Miles



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## Belltown

### Car Collisions 2008



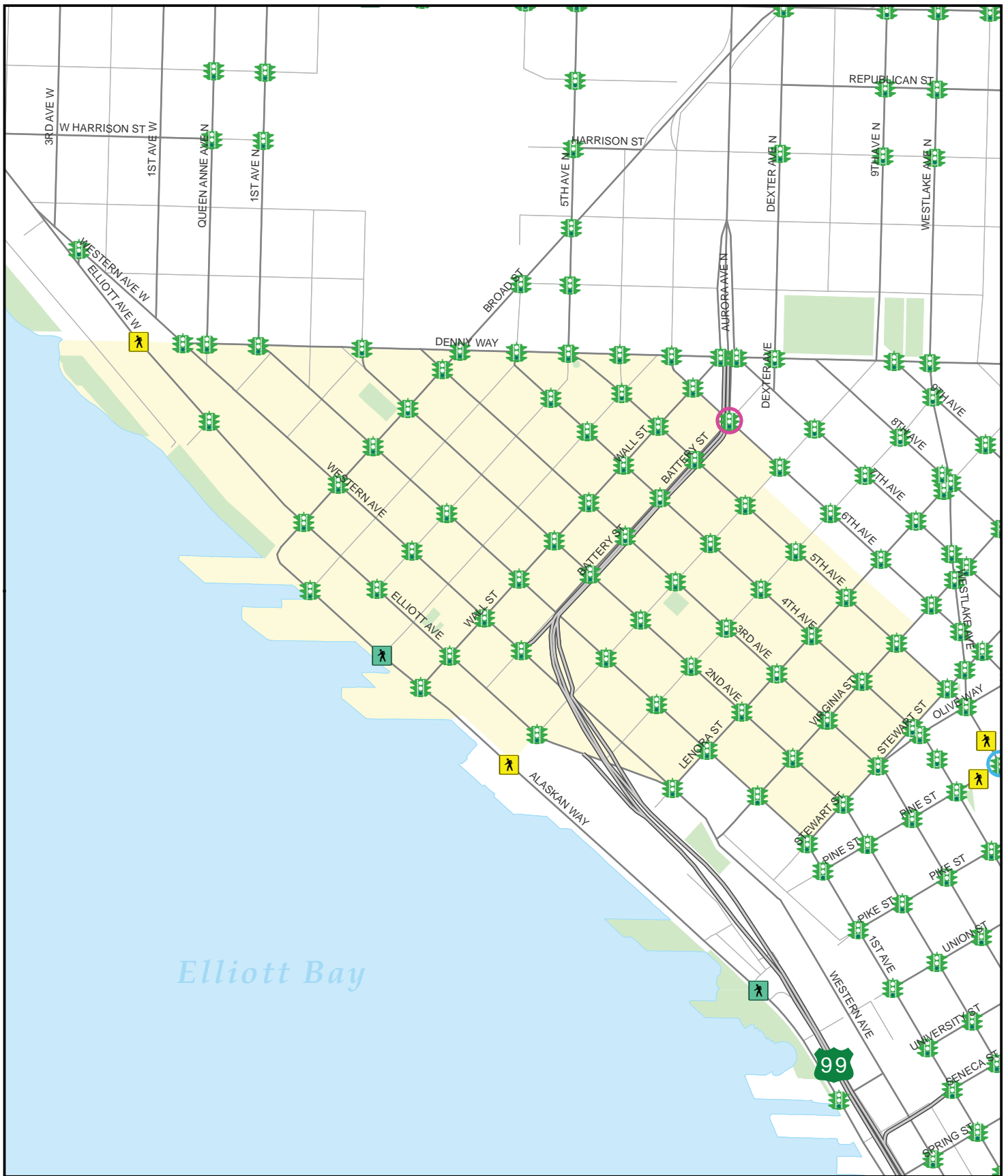
0 0.05 0.1 0.2 Miles



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Status\_Reports\_Car\_Collisions.mxd



## Belltown

### NSF Projects



2008



2009



Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk



School Beacon

0 0.05 0.1 0.2 Miles



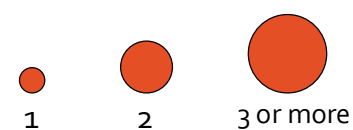
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## Sidewalks

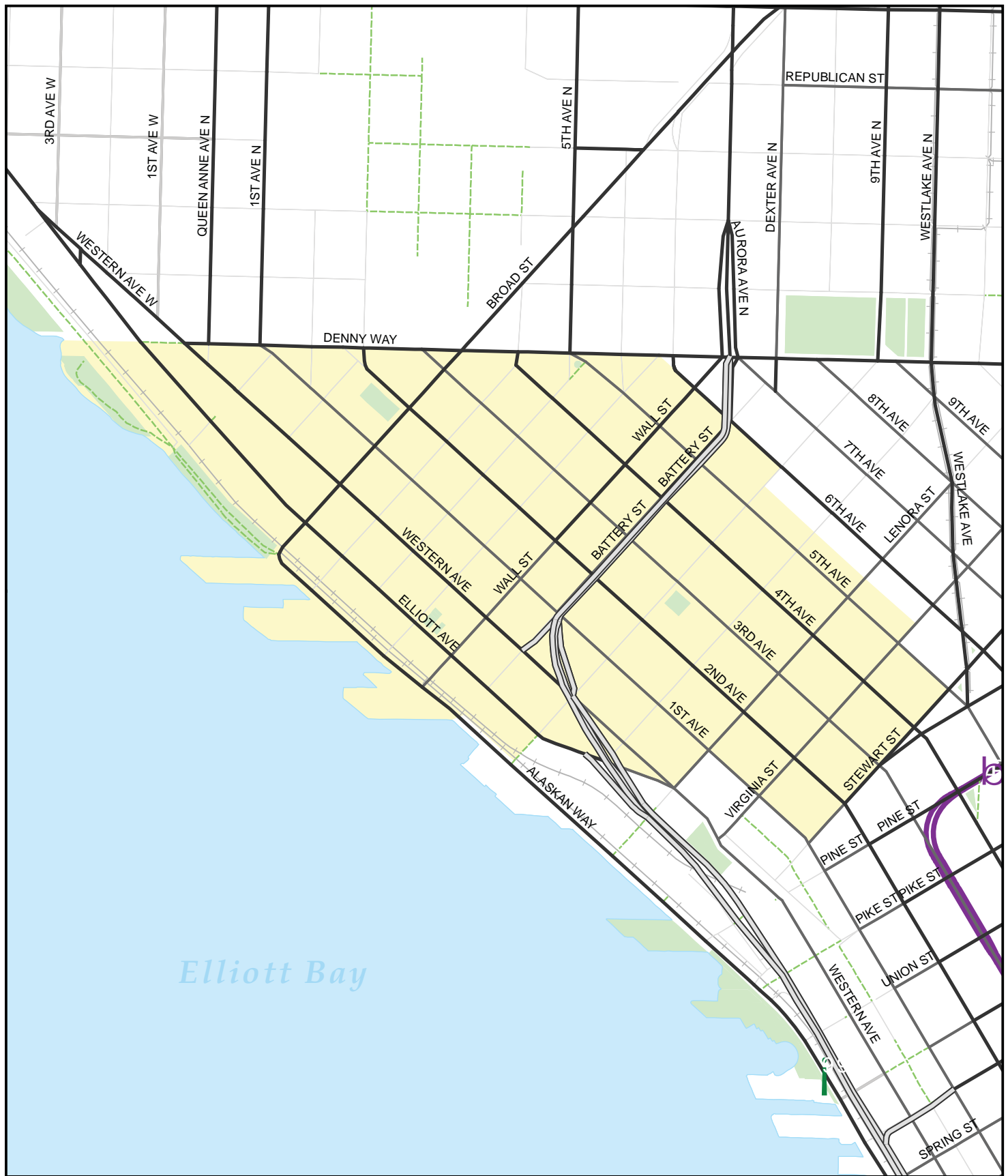
- ### Pedestrian or Bicycle Collisions with Vehicles 2008



SDOT  
Seattle Department of Transportation

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[Neighborhood Status Reports]Status\_  
Reports\_Sidewalks\_PedCollisions.mxd





## Belltown

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

### Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.05 0.1 0.2 Miles



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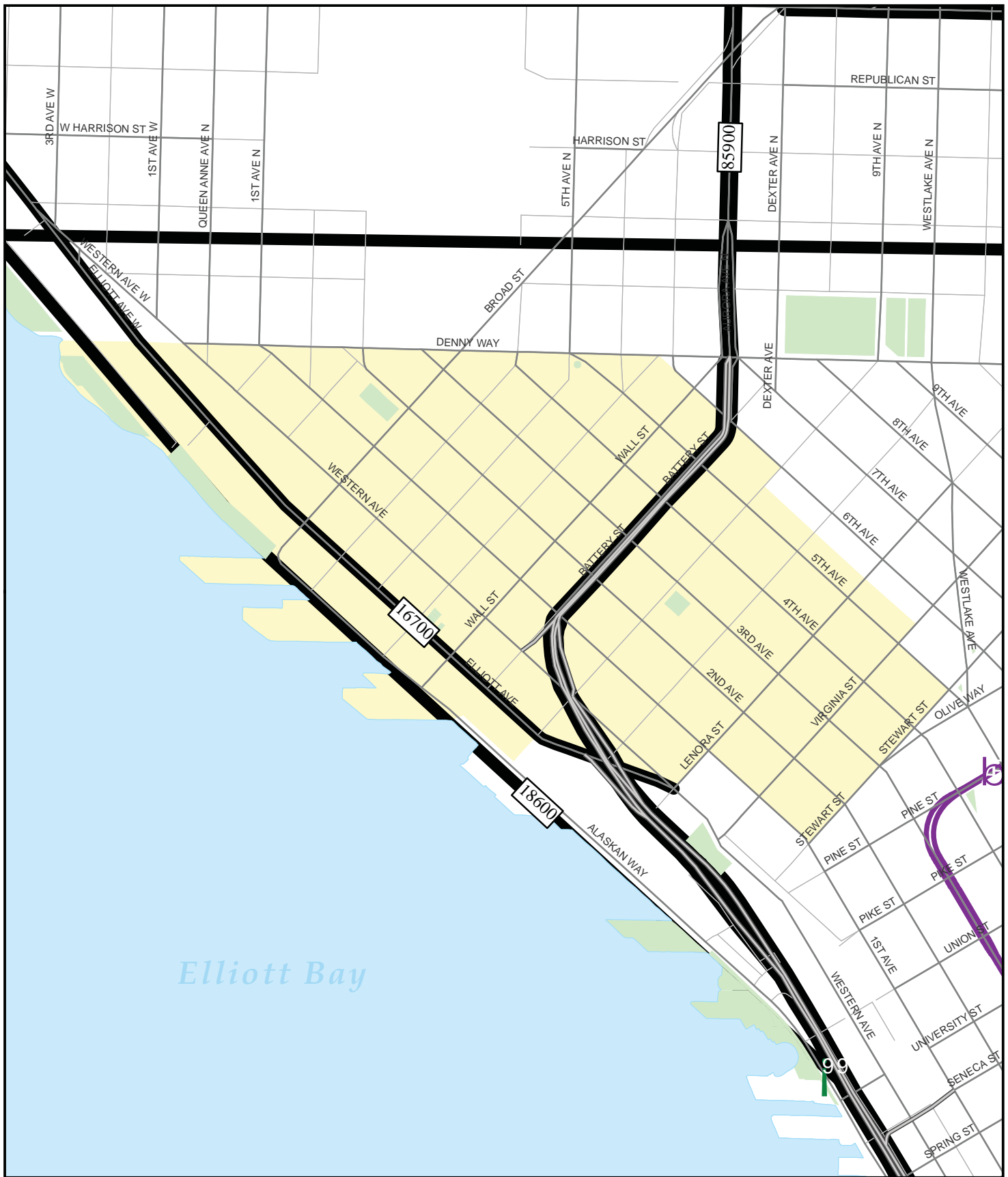
## Belltown

### StreetType

- Main Street
- Mixed Use Street
- Commercial Connector
- Local Connector
- Regional Connector
- Industrial Access Street

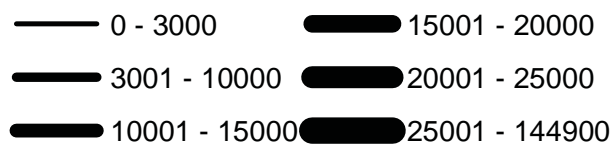


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## Belltown

### Traffic Flow

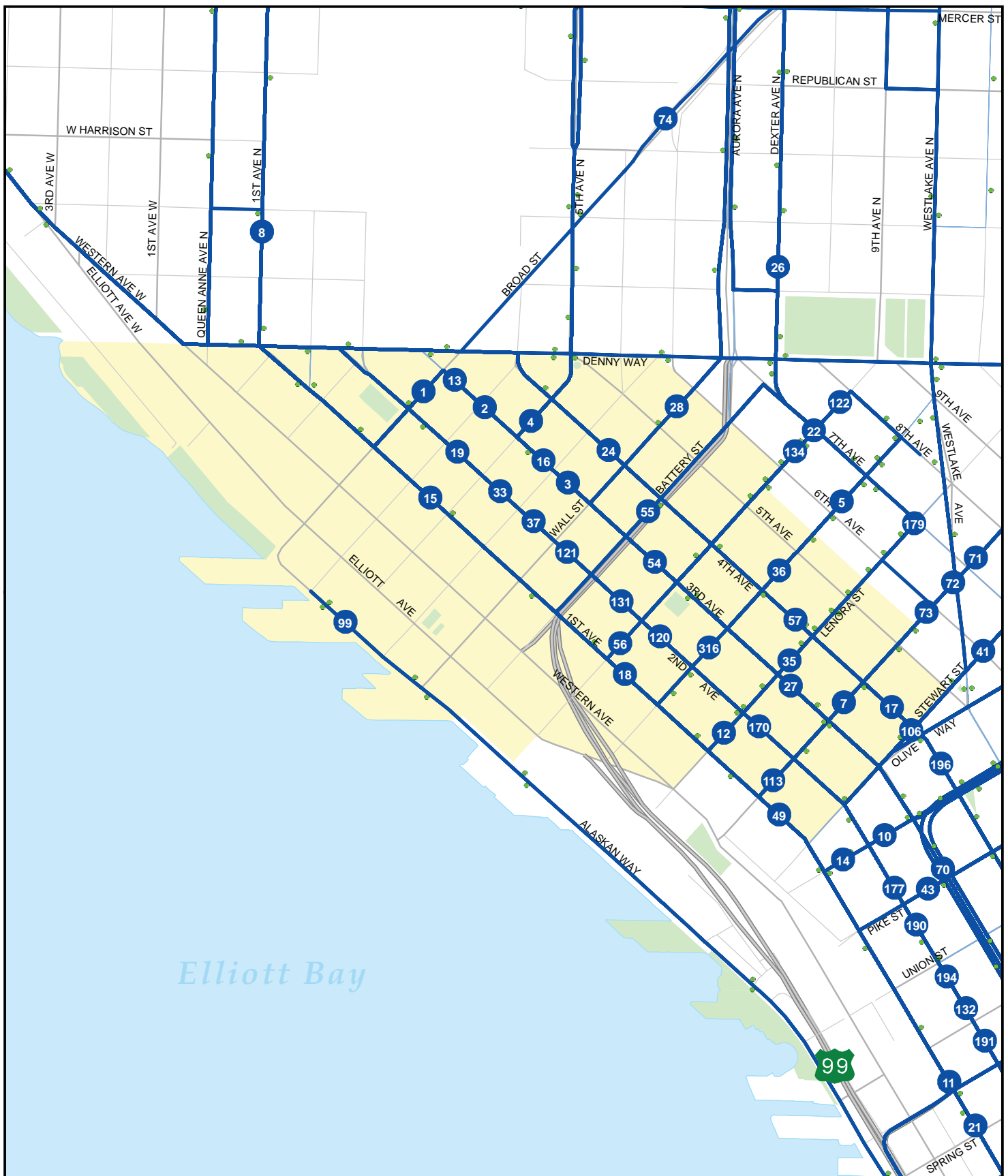


0 0.05 0.1 0.2 Miles



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## Belltown

### Transit Routes

- 1 Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.05 0.1 0.2 Miles



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# BELLTOWN PARKS & RECREATION

## Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
Alaskan Way Blvd	Alaskan Way	2.2							
Belltown P-Patch & Cottages	2512 Elliot Ave	.021							X
Myrtle Edwards Park	3130 Alaskan Way W	4.8						X	
Olympic Sculpture Park	2901 Western Ave	9						X	X
Regrade Park	2251 3rd Ave	0.3		X					
Tilikum Place	5th Ave & Denny Way	0							

\* Park is adjacent to Planning boundary

## Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>  
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy: <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents: <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update <http://seattle.gov/parks/publications/GapReport.htm>

## Community Investments

### *New Usable Open Space since 2001*

Since 2001, Seattle Parks and other public entities have acquired 28.73 acres of Usable Open Space in the West Sector, 8.47 acres of which add significant new outdoor recreation space to the Eastlake Residential Urban Village. New open space acquisitions include Trolley Hill Park, MacLean Park, Ward Springs Park and Counterbalance Park in Queen Anne, the I-5 Colonnade open space development in Eastlake and the Olympic Sculpture Park and the Alaskan Way Boulevard parcel, which will help connect the new sculpture park to Myrtle Edwards Park, in the Belltown area. Development underway at South Lake Union Park will also contribute to new park experiences in the West Sector.

- **Belltown P-Patch & Cottages** – The Pro Parks Levy provided \$99,970 for planning, design and construction. The Belltown Cottages have been restored to their original historic condition. Pro-Parks funding was utilized to landscape the area surrounding the cottages into a small neighborhood park, accessible from both Elliott Avenue, the Belltown P-Patch, and the alley way.
- **Olympic Sculpture Park** – The Olympic Sculpture Park transforms a nine-acre industrial site into open and vibrant green space for art. This new waterfront park gives Seattle residents and visitors the opportunity to experience a variety of sculpture in an outdoor setting, while enjoying the incredible views and beauty of the Olympic Mountains and Puget Sound.
- **Thomas Street** - The remaining Pro Parks funds were included in the City Budget allocation of \$2,929,108 for a pedestrian overpass at Thomas Street. In addition to Pro Parks funds, this amount included funding from Shoreline Park Improvement Funds and a small amount of funds from other sources.
- **Waterfront connections at Belltown and Queen Ann** – The Pro Parks Levy provided \$3,000,000 for Belltown/Lower Queen Anne waterfront connections. Olympic Sculpture Park - \$1,510,000 will fund a pedestrian crossing of Alaskan Way and the railroad tracks in the block between Broad and Eagle Streets in the proposed park. The City Council also allocated \$579,000 from the Cumulative Reserve Funds for the connection.

#### **Belltown Urban Center Village:**

*Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations*

Regrade Park (currently an offleash dog park), Myrtle Edwards Park, the Belltown PPatch and Cottage Park sites, Seattle Center, Victor Steinbrueck Park and Denny Park provide more than half of the Belltown Urban Center Village with Village Open Space. It should be noted that the new Belltown Cottage Park includes a small open space area along with three small cottages. The Cottage Park is immediately adjacent to the Belltown P-Patch and together they are counted as Usable Open Space because they amount to over 14,000 square feet of park space.

*Population-based Goals: 1 acre Village Open Space per 1,000 households*

Usable Open Space needed to meet 2004 Open Space Household Goal 8.64 acres/ 1,000 HH

Usable Open Space needed to meet 2024 Open Space Household Goal 13.34 acres/ 1,000 HH

Existing Usable Open Space within Urban Village Boundary 7.64 acres/ 1,000 HH

Existing Usable Open Space within and abutting Urban Village Boundary 7.64 acres/ 1,000 HH

Population-based goal result Goals not met





## Gaps in Usable Open Space - Belltown

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Map date: March 11, 2009

Source:  
Port of Seattle, Army Corps of Engineers,  
and City of Seattle GIS data.



500 0 500  
Feet

### LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages

### Service Area Criteria for Usable Open Space (UOS)

■ 1/8 Mile Service Area of Usable Open Space over 10,000 SF  
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

■ 1/4 Mile Service Area of Usable Open Space over 10,000 SF  
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

■ 1/2 Mile Service Area of Usable Open Space over 1/2 Acre  
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

# BELLTOWN CAPITAL FACILITIES & UTILITIES

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 10	301 2nd Ave S	EMS: 78% in 4 mins. Fire: 78% in 4 Mins. Engine Co., Ladder Co., Shift Commander, Aid Car, Hazmat Van	
Fire Station	SFD 5	925 Alaskan Way	EMS: 78% in 4 mins. Fire: 80% in 4 mins. Engine Co., Fireboat	
Fire Station	SFD 2	2334 4th Ave.	EMS: 84% in 4 mins. Fire: 83% in 4 mins. Engine Co., Ladder Co., Aid Car	
Fire Station	SFD 25	1300 E Pine St	EMS: 87% in 4 mins. Fire: 87% in 4 mins. Engine Co., Ladder Co., Battalion, Aid Car, Power Unit, Hose Wagon	
Police Station	West Precinct	810 Virginia St	11.52 sq. mi. service area, facility capacity 50,960 sq. ft., including 9-1-1 Center	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Central Library	1000 4th Avenue	363,000 sq.ft.	
P-Patch	Belltown P-Patch	2520 Elliot Ave	0.1 acres: 36 Plots	

## Utilities

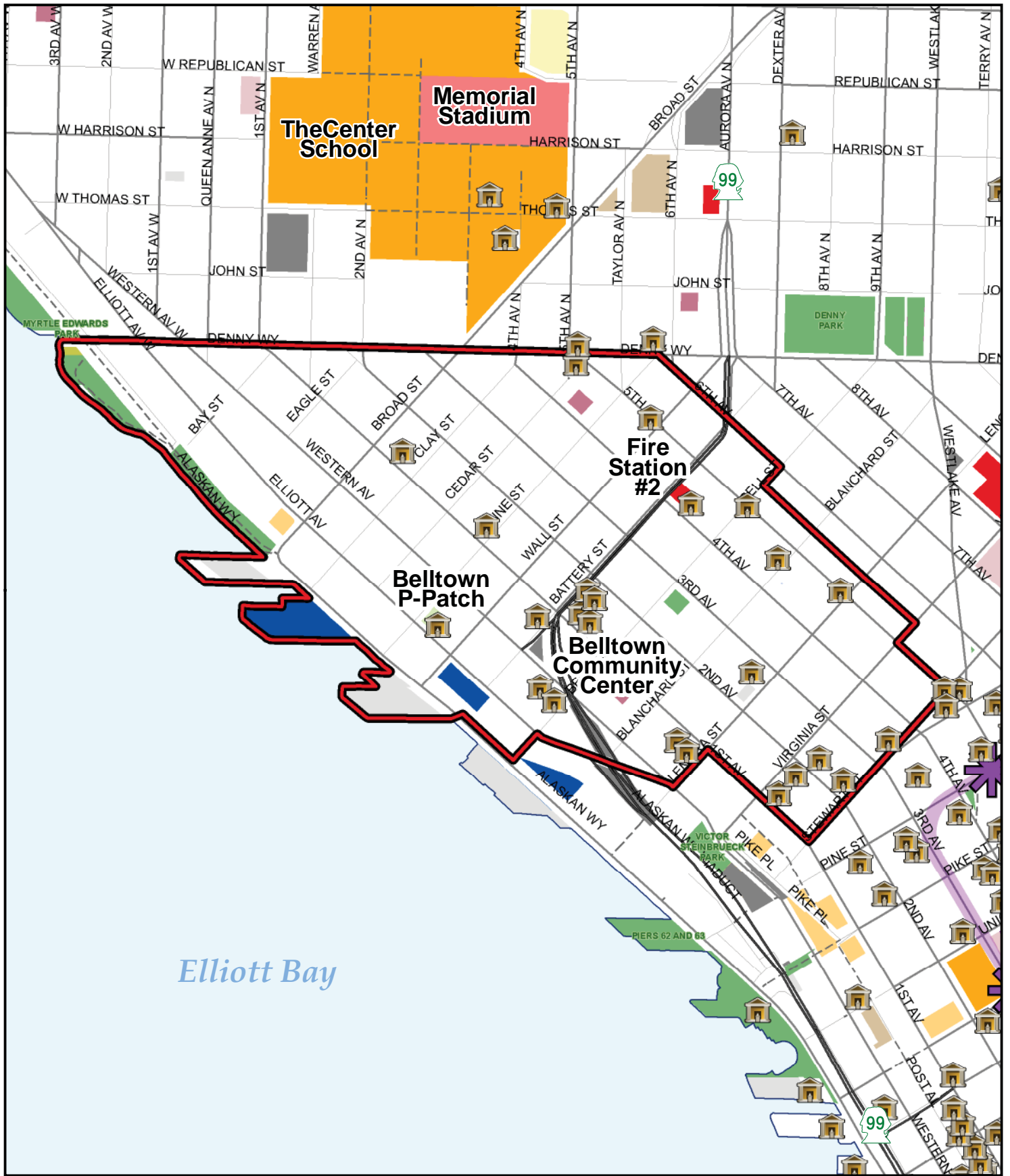
Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

## Web Links

- 2009-2014 Adopted Capital Improvement Program:  
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>

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## Belltown

### City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

### Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

- Link Stations ✱ At-Grade / Aerial — Tunnel —
- Community College
  - University of Washington
  - King County
  - WA State
  - Federal
  - Neighborhood Plan Area
  - 🏠 Landmark



Miles  
0 0.05 0.1 0.2 0.3

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# BELLTOWN HOUSING

## Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

### Belltown-(Belltown D+S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,460	\$1,051	\$1,418	\$1,641
2000 and newer	\$1,605	\$1,217	\$1,539	\$1,700
City-wide	\$1,115	\$876	\$1,057	\$1,171

### 5 year history of average rents, all types

2005	2006	2007	2008	2009
\$1,224	\$1,258	\$1,375	\$1,488	\$1,460

## Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

### 2009 MLS Data-(Downtown MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood			65	\$450,000
City-wide			332	\$305,725

## Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009  
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>  
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008  
<http://seattle.gov/housing/planning/HousingElement.htm>  
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

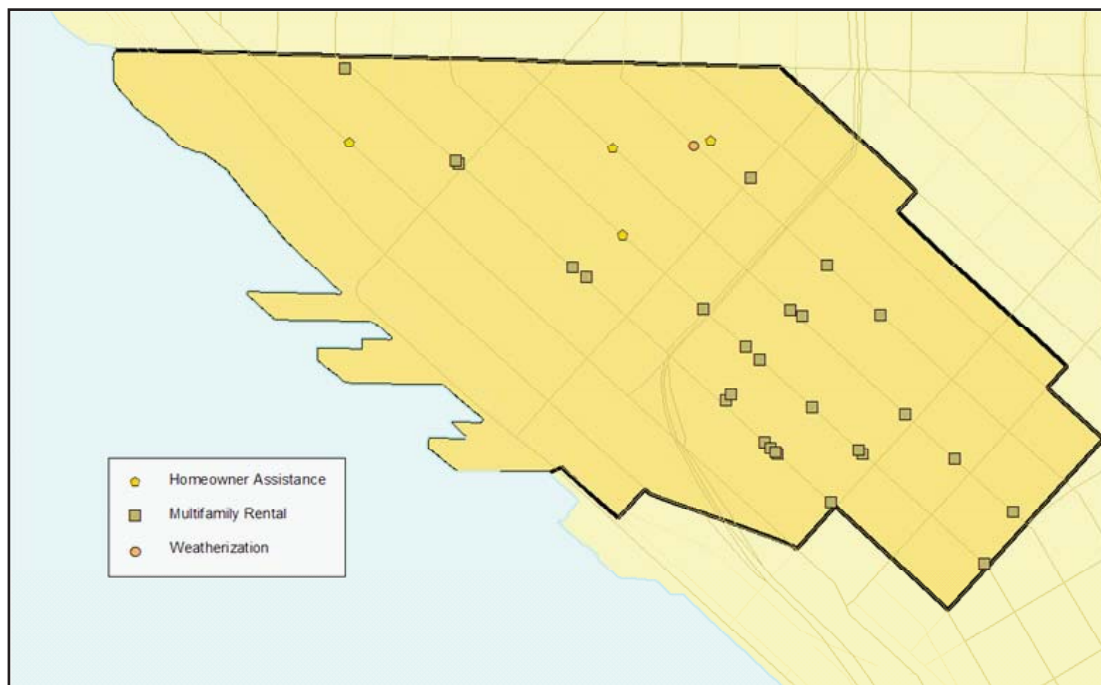
## Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

## Belltown Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Homeownership Assistance	Multifamily Rental	Weatherization
4 units	27 locations / 1531 units	2 locations / 136 units